



**Maricopa County Assessor**  
**Keith E. Russell, MAI**

## **RESIDENTIAL RENTAL PROPERTY NOTICE AND RENTAL REGISTRATION REQUIREMENTS**

# **Notice to Property Owners**

**Rental Property** Per A.R.S. § 33-1902 an owner of residential rental property in Arizona must register certain information relating to the property and its ownership with the county assessor in which the property is located. Information regarding property located in Maricopa County is to be submitted to the Maricopa County Assessor using the current version of the Registration of Maricopa County Residential Rental Property form (see link below).

**ALL** owners of residential rental property must register their residential rental property with the county assessor regardless of who rents the property. In addition, a property owner who does not reside in Arizona must designate a statutory agent who does live in the state of Arizona to accept legal service on his/her behalf. Regardless of where organized; a corporation, limited liability company, partnership, limited partnership, trust, or real estate trust, must register the name of the ownership entity as well as a principal within the business entity per A.R.S. § 33-1902 (2).

An owner may register the property or update information in the registry by using the link provided below. The registration may be filed electronically, using our online registration form, by mail, or in person. There is a \$10.00 (U.S.D.) fee per registration. Forms submitted without the \$10.00 fee or that do not have all the information required by A.R.S § 33-1902 may be rejected. A separate form must be completed for each parcel or roll number registered.

[http://mcassessor.maricopa.gov/assessor/Residential\\_Property\\_links.aspx](http://mcassessor.maricopa.gov/assessor/Residential_Property_links.aspx)

**Legal Classification** The Assessor classifies property based upon its use. Residential property that is occupied as a primary residence or rented to qualifying family members per A.R.S. § 42-12003 will be classified as legal class 3. Residential property that is not used as a primary residence will be classified as legal class 4.1. Property that is not rented to qualifying family members will be classified as legal class 4.2.

Property owners are responsible for notifying the county assessor of property that has been misclassified per A.R.S. § 42-15103. If a property owner discovers that a property has been misclassified, the owner can notify the assessor by calling 602-506-3406 to receive instruction on how to have the misclassification corrected.